

11 Kenilworth Road
Heritage
and
Design & Access Statement



The following report and appendices outline the double-pitch mansard roof.

11 Kenilworth Road is a Victorian mid-terraced house within single occupancy use as a residential dwelling.

The terrace which the property sits in is set back from the main road. This is a discreet Architectural design feature that adds a subtle rhythm to the street as a whole. The property is a two - storey residential accommodation and is comprised of a living room, a kitchen, bathrooms and bedrooms.

The proposal consists of a loft conversion new double-pitch mansard, set back from the existing parapet, as per Option 1A of the guidelines of the Conservation Area, to provide additional bedroom, and a bathroom over the existing building. It features four dormer windows, two to the front and two to the back.

The proposal seeks to provide a high standard of design to improve the accommodation size and quality, whilst avoiding overlooking, overshadowing, and any sense of enclosure to existing residents

The area's character is defined by terraced houses with similar detailing, primarily two storeys high , built in brown or yellow London stock brick with the typical embellishments of the period, including bay windows and some of the facades are painted stucco decoration. The vast majority of the

terraces feature is London (or Butterfly) roofs. These are an inverted “V” in form with a central valley and ridges on the party walls between the individual houses of the terrace. These roofs are of low pitch and are concealed from the street behind parapets. Chimney stacks which are located along the party walls between houses they are often the only feature visible above the cornice line. The rear of these terraces feature instead pitched gables

The proposed roof extension is designed to be fully in accordance and compliance with Appendix 3: Design principles for roof extensions: Mansard Roof Guidance of the Conservation Area Character Appraisal and Management Guidelines

We have ensured that the extension is subordinate to the main building, does not encroach on daylight or sunlight of neighbouring properties, does not create a sense of enclosure, overshadowing or overlooking, and does not exceed the overall height of the building. Therefore, this proposal would indeed enhance and preserve the surrounding character and context of the terrace.

The proposal will be successfully integrated in to the rhythm of the existing residential terrace and the streetscape generally. It is subordinate to the main existing house and only incorporates design choices and proportions that the council has deemed acceptable. There will not be any impact of alterations on existing buildings, surroundings and take into account the following: scale, form, height and mass; proportion; vertical and horizontal emphasis; relationship of solid to void; materials; relationship to existing building and good neighbourliness. The scale, design and materials of the extension are considered to be compatible with the existing the building, always matching existing, and there would be no harm caused to the character and appearance of the property. In addition, there would be no harm caused to the amenities of adjacent occupiers